

# COPY

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Steven N. Kurtz, Esq. (SBN 125972) Dorothy I. Lin, Esq. (SBN 228156) Levinson Kaplan Arshonsky & Kurtz, A.P.C. 16027 Ventura Blvd., Ste 600 Encino, CA 91436 (818) 382-3450	FOR COURT USE ONLY <b>RECEIVED</b>  04 APR 14 PM 2:46  CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: KIM LOAN NGUYEN          Debtor(s).	CASE NO.: LA04-10793TD BY <u>                    </u> DEPUTY CLERK

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> 4/19/04	<b>Time:</b> 11:00 AM
<b>Location:</b> US Bankruptcy Court 255 E. TEMPLE STREET, LOS ANGELES, CA 90012, COURTROOM 1345	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 4/19/04, orally or in writing at time of hearing.

Description of Property to be Sold: 647-649 Ceres Avenue, Los Angeles, CA 90021; APN 5147-030-005

One Story warehouse building approximately 16,994 sq. ft., all other improvements and underlying land of about 23,000 sq. ft.

Includes all fixtures/equipment, including but not limited to refrigeration related fixtures and equipment. Includes all oil and mineral rights, including royal rights under any existing leases, and all transferable development rights, if any.

Terms and Conditions of Sale: Buyer shall take subject to the existing first trust deed encumbrance in the approximate amount of \$585,000 and the existing third trust deed encumbrance in the approximate amount of \$200,000 (Potential Overbidder needs to make own credit arrangement with 1st and 3rd lien holder). Property sold "as is." Buyer pays the balance of the purchase price in cash at close of escrow. Seller shall pay off all existing trust deeds and other encumbrances against Property through escrow including prepayment penalties. Close of escrow to occur 21 days after opening.

Proposed Sale Price: \$1,550,000.00

Overbid Procedure (If Any): Initial overbid must be at least \$50,000 over Proposed Sale Price. Minimum bid increments thereafter shall be \$10,000. Overbids must be accompanied by certified funds of \$50,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:  
4/19/04, 11:00 a.m., 255 E. Temple St., Los Angeles, CA, Courtroom 1345  
Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Steven Kurtz skurtz@levkaplawyers.com

Dorothy Lin dlin@levkaplawyers.com

Levinson Kaplan Arshonsky & Kurtz, A.P.C.

16027 Ventura Blvd., Suite 600, Encino, CA 91436

tel: (818) 382-3450 fax: (818) 382-3445

Date: 4/13/04

**PROOF OF SERVICE**

1013A (3) CCP Revised 1/1/88

**STATE OF CALIFORNIA, COUNTY OF LOS ANGELES**

I am employed in the County of Los Angeles, State of California in the office of a member of the bar of this Court at whose direction the service was made. I am over the age of 18 and not a party to the within action. My business address is: 16027 Ventura Boulevard, Suite 600, Encino, California 91436.

On April 13, 2004, I served the foregoing document described as **NOTICE OF SALE OF ESTATE PROPERTY** on the interested parties in this action.

☐ by placing the true copies thereof enclosed in sealed envelopes addressed as stated on the attached mailing list.

☒ by placing ☐ the original ☒ a true copy thereof enclosed in sealed envelopes addressed as follows:

[See Attached Service List]

☒ **[BY OVERNIGHT COURIER]** I caused the above-referenced document(s) to be delivered to an overnight courier service (Federal Express/Express Mail) for delivery to the individual(s) at his (their or its) known address(es) as stated on the attached mailing list.

I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. It is deposited with the U.S. postal service on that same day in the ordinary course of business. I am aware that on motion of party served, service is presumed invalid if postal cancellation date or postage meter date is more than 1 day after date of deposit for mailing in affidavit.

Executed on April 13, 2004 at Encino, California.

☒ **(State)** I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☒ **(Federal)** I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Linda Greenstein  
(Type of Print Name)

  
(Signature)

SERVICE LIST

OFFICE OF THE U.S. TRUSTEE  
Attn: Bruce Schildkraut  
725 S. Figueroa Street, 26<sup>th</sup> Floor  
Los Angeles, CA 90017

**Debtor:**

Kim Loan Nguyen  
16032 India Creek Road  
Cerritos, CA 90703

**Counsel for Debtor:**

Michael H. Lapidus, Esq.  
P.O. Box 83516  
Los Angeles, CA 90083-0516

**Trustee Assigned:**

Howard M. Ehrenberg, Esq.  
SULMEYER KUPETZ, APC  
333 S. Hope Street, 35<sup>th</sup> Floor  
Los Angeles, CA 90071-1406  
  
Andrew K. Alper, Esq.  
FRANDZEL ROBINS BLOOM & CSATO, L.C.  
6500 Wilshire Blvd., 17<sup>th</sup> Floor  
Los Angeles, CA 90048

SECURITIES AND EXCHANGE  
COMMISSION  
5670 Wilshire Blvd., 11<sup>th</sup> Floor  
Los Angeles, CA 90036

FRANCHISE TAX BOARD  
Attn: Bankruptcy  
P.O. Box 2952  
Sacramento, CA 95812

L.A. COUNTY TAX COLLECTOR  
Bankruptcy Unit  
2615 S. Grand  
Los Angeles, CA 90007

LOS ANGELES CITY CLERK  
P.O. Box 53200  
Los Angeles, CA 90053

EMPLOYMENT DEVELOPMENT DEPT.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280

ATLANTIC FISHERIES, INC.  
647-649 Ceres Avenue  
Los Angeles, CA 90021

CITIZENS BUSINESS BANK  
701 North Haven Ave., Suite 130  
Ontario, CA 91764

EASTERN MORTGAGE COMPANY  
John Shaikin, President  
4751 Wilshire Blvd., Suite 203  
Los Angeles, CA 90010

FINANCE UNLIMITED LLC  
4751 Wilshire Blvd., Suite 203  
Los Angeles, CA 90010

FRANCHISE TAX BOARD  
Special Procedures  
P.O. Box 2952  
Sacramento, CA 95812

INTERNAL REVENUE SERVICE  
Insolvency 1 Stop 5022  
300 North Los Angeles Street  
Room 4062  
Los Angeles, CA 90012-9903

**(Potential Overbidder)**

J.C. Yeh  
WEG, LLC  
312 East First Street, Suite 320  
Los Angeles, CA 90012